

When recorded return to:

Lisa Karen Thomas and Jeffrey Michael Thomas
6444 Seashell Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249773

Mar 05 2024

Amount Paid \$24247.00

Skagit County Treasurer

By Lena Thompson Deputy

GNW 24-19866

STG-48986

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Jody Marie Engstrom, an unmarried person** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Lisa Karen Thomas and Jeffrey Michael Thomas, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

The property may be subject to the Skagit County Right to Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, Which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Abbreviated Legal: (Required if full legal not inserted above.)

Lots 10-16, Block 180, MAP OF FIDALGO CITY

Tax Parcel Number(s): P108861 and 4101-180-016-0000

Dated: February 15, 2024

Jody Marie Engstrom
Jody Marie Engstrom

State of Washington
County of Island

This record was acknowledged before me on 15 day of February, 2024 by Jody Marie Engstrom.



Heather Flowers
Printed name: Heather Flowers
Notary Public
My commission expires: 05/18/2025

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 10 through 16, inclusive, Block 180, MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON, as per plat thereof recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH the North 25 feet of vacated Second Street lying between the Southerly extension of the East line of Lot 13, Block 180, and the West line of the East Half of vacated Potter Avenue.

AND TOGETHER WITH the East Half of vacated Potter Avenue adjacent to Lots 14, 15 and 16 in said Block 180;

AND ALSO TOGETHER WITH all of the vacated alley lying between or adjacent to said Lots 10 through 18, inclusive, Block 180.

AND ALSO TOGETHER WITH that portion of the South 25 feet of the North 50 feet of Second Street lying Northeasterly of Gibraltar Road and lying West of the West line of Howard Avenue, in MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON, as per plat thereof recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington

EXCEPT any right-of-way of the Gibraltar Road #1361, an open and used County Road.

Situate in Skagit County, Washington.